

To: Howell, Tonya[Howell.Tonya@epa.gov]
From: Peterson, Mary
Sent: Fri 8/4/2017 10:27:37 PM
Subject: Fwd: slides for Dico proposed redevelopment scenarios

Rita's contact info is in her signature block below.

Sent from my iPhone

Begin forwarded message:

From: "Conner, Rita A." <RAConner@dmgov.org>
Date: June 15, 2017 at 12:12:43 PM CDT
To: "Peterson, Mary" <Peterson.Mary@epa.gov>
Subject: RE: slides for Dico proposed redevelopment scenarios

Hi Mary, I know we've had some phone tag in recent weeks, sending out a check-in email.

We are continuing active work with the two development entities to the east of the Dico site, Hubbell Realty Company and Sherman Associates. Development agreements are in draft stages with the intent to have actions on both in the next several weeks. In addition, we are continuing our evaluative work for consideration of the Dico site as potential location for the school and police department uses.

All good things, but we are becoming concerned that these investments and concepts are in jeopardy with the inability to envision a solution for the Dico site with the economics that are currently shown, particularly for the removal of the buildings.

- Has there been a decision from the judge in the latest court process? I am recalling that there was some thought from EPA that a decision in one direction would perhaps create a more favorable opportunity for revisiting settlement discussions.
- Were the discussions with Iowa DNR productive in EPA's view, and do there seem to be any new paths in this direction?

Thanks for any feedback, and please advise if setting a call time may be a good idea. We

will avoid voicemail tag this time!

Rita Conner

Economic Development Coordinator

400 Robert D. Ray Drive Des Moines, Iowa 50309

515-283-4019 raconner@dmgov.org



OFFICE OF ECONOMIC DEVELOPMENT

Temporary address 400 East Court Avenue

From: Peterson, Mary [<mailto:Peterson.Mary@epa.gov>]

Sent: Saturday, April 22, 2017 6:53 PM

To: Conner, Rita A. <RAConner@dmgov.org>

Subject: RE: slides for Dico proposed redevelopment scenarios

Thanks Rita! These will be really helpful!

Mary P. Peterson, Director

Superfund Division

EPA Region 7

11201 Renner Blvd.

Lenexa, KS 66219

Office: 913-551-7882

Cell: 816-398-3945



RESPONSE

REMEDATION

REUSE

*"To safeguard the health of our communities for all generations,
we clean up contaminated lands.
In a culture of teamwork and respect,
we are efficient, innovative, and fiscally responsible stewards of public trust."*

From: Conner, Rita A. [<mailto:RAConner@dmgov.org>]

Sent: Tuesday, April 18, 2017 1:22 PM

To: Peterson, Mary <Peterson.Mary@epa.gov>

Subject: RE: slides for Dico proposed redevelopment scenarios

Hi Mary, sorry for the delay in response. Attached is the presentation that we went through with you back in 2015. As discussed, it looks more and more like the amphitheater will not be a component of the Dico site, as there is one already programmed in at Water Works Park.

I've also attached the working conceptual plans for the two adjacent developments that are working through board and commission processes. This additional investment is very influenced by the Dico site's successful redevelopment; our partners remain hopeful with us that a solution is forthcoming.

From: Peterson, Mary [<mailto:Peterson.Mary@epa.gov>]

Sent: Wednesday, April 12, 2017 2:16 PM

To: Conner, Rita A. <RAConner@dmgov.org>

Subject: slides for Dico proposed redevelopment scenarios

Hi Rita,

Can you please send me the slides you have used in our meetings showing the potential reuse scenarios for the Dico property? I know things are in flux with the Police Department now in the mix, but even the out-dated slides will be helpful in communicating up my management chain about the redevelopment ideas being contemplated for the Dico property. A picture is worth a thousand words! Thanks!

Mary P. Peterson, Director

Superfund Division

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